

APN: **125-04-301-005**

*Return recorded document to:*

EMBARQ  
ATTN: Linda Gates  
600 New Century Parkway  
MS: KSNCAA0133-1WS446  
New Century, KS 66031-8000

**CABLE EASEMENT**

This Cable Easement and the rights contained herein are granted by CITY OF LAS VEGAS, a Political Subdivision of the State of Nevada ("Grantor"), whose address is 400 E STEWART AVE, LAS VEGAS, NV 89101-2986.

For the sum of Ten Dollars (\$10.00) and other valuable consideration, Grantor, for itself, its successors and assigns, grants to CENTRAL TELEPHONE COMPANY d/b/a EMBARQ, its successors, assigns, lessees, licensees and agents ("Grantee"), subject to the terms stated herein, a perpetual and non-exclusive easement ("Easement") to install, construct, operate, maintain, expand, replace and remove underground cables and related facilities or structures as are reasonably necessary for Grantee to exercise the rights granted to it in herein, upon, over, through, under and along a parcel of land legally described on Exhibit "A" ("Easement Tract"), said Easement Tract being a portion of the real property legally described on Exhibit "B" ("Property"), both exhibits being attached hereto and incorporated by reference herein.

The grant of Easement also gives to Grantee the following rights:

- (A) the right of reasonable ingress and egress over and across the Easement Tract and Property or any real property owned or controlled by Grantor that is adjacent to the Property or Easement Tract for the purpose of Grantee exercising the rights granted to it herein;
- (B) the right to clear and keep clear all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement Tract that interfere with Grantee exercising the rights granted to it herein;
- (C) the right to permit the carry-in and attachment of the conduit, wires, cables or other such items of any other entity or person as may be required by law; and
- (D) at Grantee's expense, the right to bring to and place at the Easement Tract electrical or other utility service for Grantee's use.

Grantor will have the right to use and enjoy the Easement Tract so long as Grantor's use does not materially interfere with the rights granted to Grantee herein.

Grantor will not erect any structure or plant trees or other vegetation within the Easement Tract that interfere with the rights granted to Grantee herein.

Grantor warrants that Grantor is the owner of the Property and Easement Tract and will defend title to the Property and Easement Tract against the claims of any and all persons, and that Grantor has full authority to grant this Easement according to its terms. Grantor further warrants that to the best of Grantor's knowledge, the Property and Easement Tract are free from any form of contamination and contain no hazardous, toxic or dangerous substances.

Signed by Grantor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

GRANTOR: CITY OF LAS VEGAS

By: \_\_\_\_\_

Approved as to form

John S. Ridilla 9/28/09  
John S. Ridilla Date  
Deputy City Attorney

Printed Name: OSCAR B. GOODMAN

Title: MAYOR

ATTEST:

BEVERLY K. BRIDGES, CMC  
CITY CLERK

THE STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public in and for said County and State, came \_\_\_\_\_, who is the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, and is personally known to me to be the same person who signed the herein instrument, and such person duly acknowledged the signing of the same as the act and deed of the \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

\_\_\_\_\_  
Notary Public

My appointment expires: \_\_\_\_\_

A.P.N. 125-04-301-005  
GRANT 10 FOOT WIDE EASEMENTS TO EMBARQ,  
SOUTH OF IRON MOUNTAIN ROAD TO RACEL STREET,  
WEST OF CONOUGH LANE  
EXHIBIT "A" TO CABLE EASEMENT

EXPLANATION:

This legal description describes 10 foot wide easements to EMARBO for telephone line purposes.

LEGAL DESCRIPTION:

Those portions of the West Half (W 1/2) of the East Half (E 1/2) of Section 9, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being portions of those lands that the State of Nevada conveyed to the City of Las Vegas by QUITCLAIM DEED, recorded in Book 20070712 as Instrument Number 04994 of Clark County, Nevada Records, described as follows:

PARCEL 1

BEGINNING at the northeast one sixteenth corner of said Section 9, as shown on Record of Survey in File 155, Page 5 of Clark County, Nevada Records; thence along the east line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 9, North 00°24'08" West 629.49 feet; thence departing said east line, North 90°00'00" West 327.03 feet; thence North 00°13'44" East 274.10 feet; thence North 00°13'24" East 277.97 feet; thence North 00°06'27" West 200.82 feet to the north line of said Northwest Quarter (NW 1/4); thence along said north line North 89°44'47" West 10.00 feet; thence departing said north line, South 00°06'27" East 200.85 feet; thence South 00°13'24" West 277.94 feet; thence South 00°13'44" West 284.15 feet; thence South 90°00'00" East 327.14 feet to the west line of the east 10.00 feet of said Northwest Quarter (NW 1/4); thence along the west line of said east 10.00 feet, South 00°24'08" East 619.37 feet to the south line of said Northwest Quarter (NW 1/4); thence along said south line, South 89°18'33" East 10.00 feet to the POINT OF BEGINNING.

The above described PARCEL 1 contains an area of 17,094 square feet, or 0.392 acres, more or less.

PARCEL 2

The east 10.00 feet of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 9.

The above described PARCEL 2 contains an area of 13,812 square feet or 0.317 acres, more or less.

PARCEL 3

The east 10.00 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 9.

EXCEPTING THEREFROM: the south 30.00 feet of said east 10.00 feet.

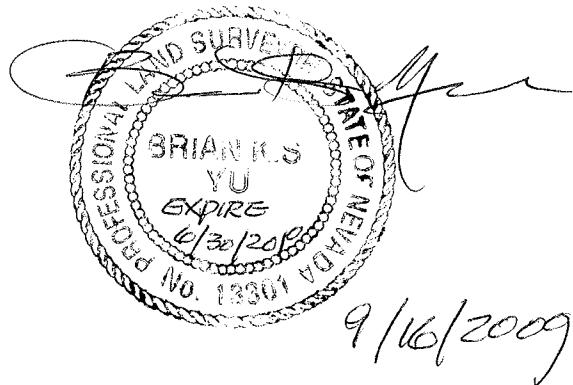
The above described PARCEL 3 contains an area of 14,797 square feet or 0.340 acres, more or less.

The above described PARCEL 1, PARCEL 2 and PARCEL 3 contain a total area of 45,703 square feet or 1.049 acres, more or less.

BASIS OF BEARINGS: North 00°24'08" West being the East line of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., as shown on Record of Survey in File 155, Page 5 of Clark County, Nevada Records.

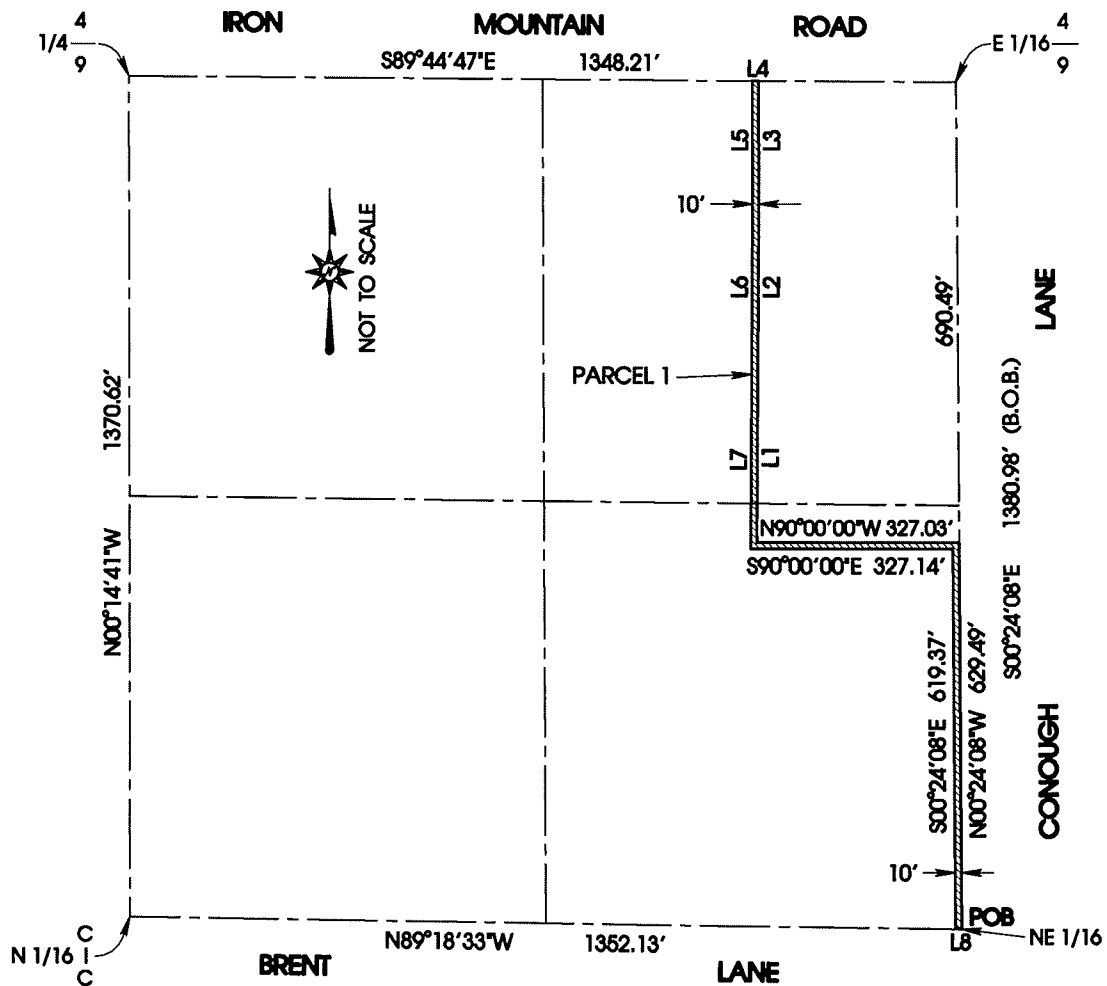
The three EXHIBIT MAPS accompanying this legal description are attached hereto and made a part thereof.

Prepared by:  
Brian Yu, PLS  
Public Works, City of Las Vegas,  
731 S. Fourth Street,  
Las Vegas, NV 89101  
[byu@lasvegasnevada.gov](mailto:byu@lasvegasnevada.gov)



PORTION OF THE NW 1/4 NE 1/4 SEC 9, T19S, R60E, M.D.M.

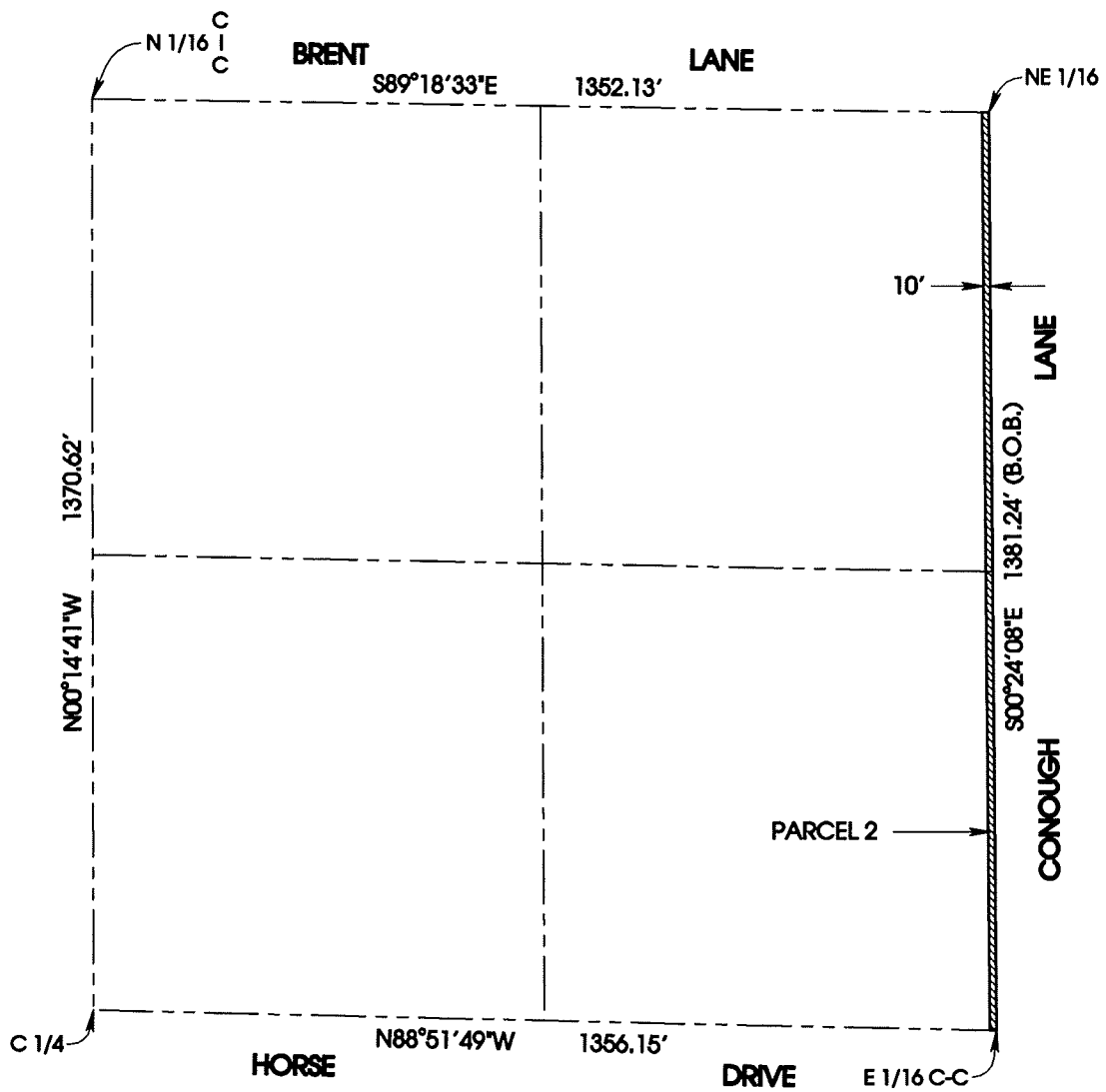
SF 155 - 5



LINE	BEARING	DISTANCE
L1	N00°13'44"E	274.10'
L2	N00°13'24"E	277.97'
L3	N00°06'27"W	200.82'
L4	N89°44'47"W	10.00'
L5	S00°06'27"E	200.85'
L6	S00°13'24"W	277.94'
L7	S00°13'44"W	284.15'
L8	S89°18'33"E	10.00'

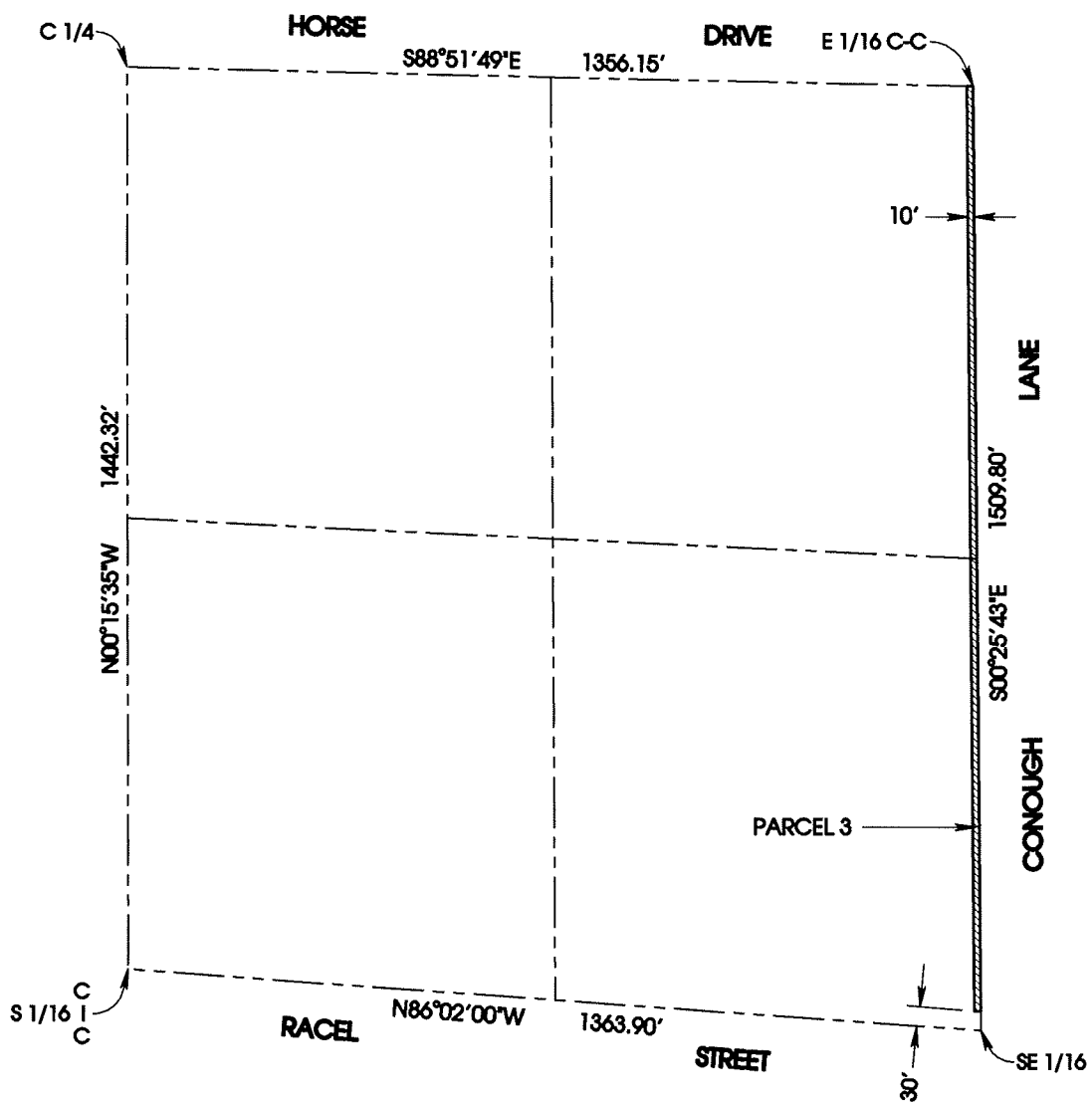
PORTION OF THE SW 1/4 NE 1/4 SEC 9, T19S, R60E, M.D.M.

SF 155 - 5



PORTION OF THE NW 1/4 SE 1/4 SEC 9, T19S, R60E, M.D.M.

SF 155 - 5



**EXHIBIT B TO CABLE EASEMENT**

**PROPERTY – LEGAL DESCRIPTION**

PARCEL 2 OF FLOYD LAMB STATE PARK AS SHOWN BY MAP THEREOF ON  
FILE IN BOOK NUMBER 20070619, FILE 114 OF PARCEL MAPS, PAGE 14,  
RECORDED JUNE 19, 2007 IN THE OFFICIAL RECORDS, CLARK COUNTY  
RECORDERS OFFICE, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM PARCEL 1 OF FLOYD LAMB STATE PARK AS  
SHOWN BY SAID PARCEL MAP.